| 104.0 | 0007 | 0004.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,270,600 / | 1,270,600 |
| USE VALUE: | 1,270,600 / | 1,270,600 |
| ASSESSED: | 1,270,600 / | 1,270,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 330 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ZABIEREK MARK & LAUREN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 330 RIDGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WOLF ANN & BENI - |
| Owner 2: | - |
| Street 1: | 330 RIDGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 4596 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7248.000 | 823,600 | 800 | 446,200 | 1,270,600 |
| Total Card | 0.166 | 823,600 | 800 | 446,200 | 1,270,600 |
| Total Parcel | 0.166 | 823,600 | 800 | 446,200 | 1,270,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.43 | /Parcel: 276.43

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 67251 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/20/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 104.0-0007-0004.0

!8302!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 823,600 | 800 | 7,248. | 446,200 | 1,270,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 797,400 | 800 | 7,248. | 446,200 | 1,244,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 797,400 | 800 | 7,248. | 446,200 | 1,244,400 | 1,244,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 590,200 | 800 | 7,248. | 446,200 | 1,037,200 | 1,037,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 211,400 | 800 | 7,248. | 382,500 | 594,700 | 594,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 211,400 | 800 | 7,248. | 357,000 | 569,200 | 569,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 211,400 | 800 | 7,248. | 306,000 | 518,200 | 518,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 198,500 | 800 | 7,248. | 274,100 | 473,400 | 473,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 07:05:37 |

**LAST REV**

| Date | Time |
|---|---|
| 06/02/21 | 15:07:14 |

mmcmakin

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 67251 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8302

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WOLF ANN & BENI | 1573-47 | 1 | 5/24/2021 | | 1,810,000 | No | No | | Filed both ways 77845:566 |
| 24 EPPING STREE | 1534-41 | 1 | 9/14/2018 | | 1,470,000 | No | No | | |
| FRONTINO MARY J | 1512-129 | | 7/31/2017 | Change>Sale | 610,000 | No | No | | Also filed 69698:333 |
| | 569-194 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/20/2017 | 1551 | New Buil | 400,000 | O | | | | |
| 11/6/2017 | 2016 | Demoliti | 10,000 | C | | | | |
| 7/27/1993 | 354 | Manual | 16,700 | | | | | V/SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/20/2018 | Meas/Inspect | DGM | D Mann |
| 6/19/2018 | Permit Visit | DGM | D Mann |
| 2/24/2009 | Meas/Inspect | 189 | PATRIOT |
| 10/25/1999 | Meas/Inspect | 264 | PATRIOT |
| 7/25/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7248 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 4 | | | | | | | | | 446,208 | | | | | | 446,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16639 | Total SF/SM: | 7248 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 446,208 | Spl Credit | | Total: | 446,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - Colonial |
| Sty Ht: | 2H - 2 & 1/2 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | WHITE |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2018 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | AV - Average | 1.0 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 1 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.93439865 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 121.460 |
| Other Features: | 94111 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 831917 |
| Depreciation: | 8319 |
| Depreciated Total: | 823598 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB |
|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

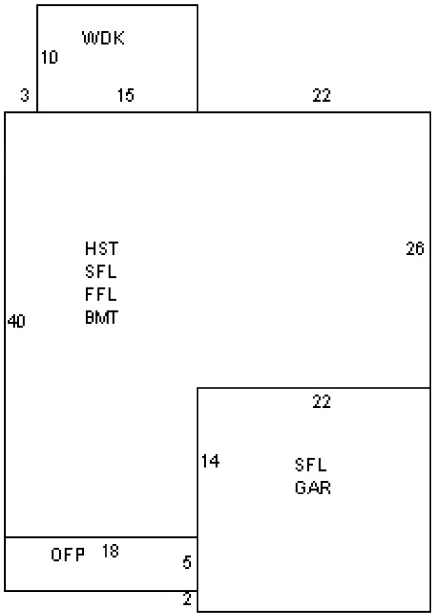
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 161.54 |
| Special Features: | 0 | Val/Su Net: | 144.85 |
| Final Total: | 823600 | Val/Su SzAd | 223.08 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,754 | 121.460 | 213,040 |
| BMT | Basement | 1,292 | 53.020 | 68,498 |
| FFL | First Floor | 1,292 | 121.460 | 156,926 |
| HST | Half Story | 646 | 121.460 | 78,463 |
| GAR | Garage | 462 | 20.410 | 9,429 |
| WDK | Deck | 150 | 12.670 | 1,900 |
| OFP | Open Porch | 90 | 34.830 | 3,135 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,686 | | | Total: | |
| Size Ad | 3692 | Gross Area | 11300 | FinArea | 4596 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 70 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0007-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A2 | WOOD SHD | D | Y | 1 | 16X8 | A | AV | 1995 | 7.56 | T | 19.2 | 101 | | | 800 | | | 800 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 800 | Total Special Featues: | | Total: 800 |